

## Message Text

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47

ACTION FBO-06

INFO OCT-01 NEA-09 ISO-00 A-01 AGR-10 /027 W

----- 105767

R 091155Z JAN 75

FM AMEMBASSY NEW DELHI

TO SECSTATE WASHDC 6203

UNCLAS NEW DELHI 0415

A/FBO PLEASE PASS TO AGRICULTURE FOR LOU DAVIS, FAS

E.O. 11652: N/A

TAGS: ABLD, IN

SUBJECT: AGRICULTURAL ATTACHE HOUSING

REFS: STATE 233939, NEW DELHI 12838

1. THE EMBASSY HAS NOT BEEN ABLE TO LOCATE A SUITABLE LONG TERM LEASED RESIDENCE FOR THE AGATT. LANDLORDS HAVE ALMOST UNANIMOUSLY REFUSED TO CONSIDER ANYTHING OTHER THAN SHORT TERM LEASE ESPECIALLY WITHOUT THE OFFER OF INCENTIVE PAYMENTS OR FULL PAYMENTS, FOR THE FULL TERM OF THE LEASE, IN ADVANCE. LOCAL CONDITIONS ARE SUCH THAT IT IS NOT ADVANTAGEOUS FOR OWNERS TO CONSIDER ANYTHING OTHER THAN SHORT TERM LEASES. IN SOME RESIDENTIAL AREAS GOI PRECLUDES LANDLORDS FROM ENTERING INTO A LEASE FOR MORE THAN FIVE YEARS DUE TO THEIR STIPULATION IN ORIGINAL LOCAL GOVERNMENT SALE OF PROPERTY TO OWNER. THIS PREVENTS LANDLORDS FROM BUILDING ON PREFERRED LAND FOR SPECULATIVE OR RESALE PURPOSES.

2. THE EMBASSY HAS BEEN ABLE TO FIND A VERY SUITABLE AND DESIRABLE REPRESENTATIONAL NEW HOUSE THAT CAN ONLY BE OBTAINED ON SHORT TERM LAASE. IT IS LOCATED APPROXIMATELY 10 MINUTES DRIVE FROM THE EMBASSY AND CONSISTS OF TWO LARGE LIVING AREAS, LIBRARY, DINING ROOM, KITCHEN, FOUR BEDROOMS, FIVE BATHROOMS, GARAGE, TWO SERVANTS QUARTERS AND ADEQUATE GROUNDS. TERMS OF LEASE WOULD BE FOR FIVE YEARS AT RUPEE EQUIVALENT OF DOLS 6,000 PER ANNUM, PAYABLE IN ADVANCE EACH YEAR.

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3. THE LOCATION OF THIS HOUSE AND ITS REPRESENTATIONAL  
QUALITIES SUPPORT THE NEGOTIATED RENTAL.

4. IN VIEW OF THE FACT THAT EVERY EFFORT HAS BEEN MADE WITH-  
OUT SUCCESS TO FIND A REASONABLY PRICED LONG TERM LEASE  
RESIDENCE FOR THE AGATT IT IS RECOMMENDED THAT AUTHORIZATION  
BE MADE TO ENTER INTO A SHORT TERM LEASE.

5. AN EARLY REPLY WOULD BE APPRECIATED SINCE LANDLORD HAS  
AGREED TO HOLD HOUSE ONLY FOR A SHORT TIME.SCHNEIDER

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## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 09 JAN 1975  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
**Disposition Date:** 01 JAN 1960  
**Disposition Event:**  
**Disposition History:** n/a  
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**Enclosure:** n/a  
**Executive Order:** N/A  
**Errors:** N/A  
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**Locator:** TEXT ON-LINE, ON MICROFILM  
**Office:** ACTION FBO  
**Original Classification:** UNCLASSIFIED  
**Original Handling Restrictions:** n/a  
**Original Previous Classification:** n/a  
**Original Previous Handling Restrictions:** n/a  
**Page Count:** 2  
**Previous Channel Indicators:** n/a  
**Previous Classification:** n/a  
**Previous Handling Restrictions:** n/a  
**Reference:** 75 STATE 233939, 75 NEW DELHI 12838  
**Review Action:** RELEASED, APPROVED  
**Review Authority:** MorefiRH  
**Review Comment:** n/a  
**Review Content Flags:**  
**Review Date:** 24 MAR 2003  
**Review Event:**  
**Review Exemptions:** n/a  
**Review History:** RELEASED <24 MAR 2003 by RicharJA>; APPROVED <10 NOV 2003 by MorefiRH>  
**Review Markings:**

Margaret P. Grafeld  
Declassified/Released  
US Department of State  
EO Systematic Review  
05 JUL 2006

**Review Media Identifier:**  
**Review Referrals:** n/a  
**Review Release Date:** n/a  
**Review Release Event:** n/a  
**Review Transfer Date:**  
**Review Withdrawn Fields:** n/a  
**Secure:** OPEN  
**Status:** NATIVE  
**Subject:** AGRICULTURAL ATTACHE HOUSING  
**TAGS:** ABLD, IN  
**To:** STATE  
**Type:** TE  
**Markings:** Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 05 JUL 2006